

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: February 23, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner
Stephen Petersen, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning; Brooke Zurek, Planner.

Call to Order

Mr. Julian called the meeting to order at 6:59 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, absent; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, present; Stephen Petersen, present; Lisa McCauley, absent. Mr. Coath arrived at 7:06pm.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

New Business

ARC 06-04 Gordon Residence, 237 West Station Street, Historic
Petitioner: David and Bonnie Gordon, Owners; Dave Myszka, Warren Johnson Architects.

The petitioners come before the ARC for a preliminary meeting for proposed renovation of their home.

Mr. Gordon gave an overview of the proposed planned renovation. He explained that they plan to construct a rear addition on the south elevation of the existing home. In addition they plan to refurbish the existing garage by re-roofing it, residing it and possibly raising the roof line. They also wish to add an additional ten feet to the garage to accommodate an additional car.

Mr. Julian suggested addressing the house first. He asked the ARC and staff if they agree that the house is a contributing structure. All agreed that it is.

Ms. Zurek read from the staff report and asked the ARC to review the recommendations. The points to be discussed are:

1. Removal of historic materials.
2. Differentiation of old and new.
3. Specification of all building materials.

Mr. Myszka explained they plan to raise the rear roof to accommodate the new master bath and bedroom which will have 8 foot ceilings. He added there will be little change to the streetscape.

Mr. Julian asked for any comments from the ARC.

Mr. O'Donnell stated he is ok with the design. It is on the rear of the home so won't be seen from the road.

Ms. Troy asked if the part of the roof they plan to remove is original to the home making it historic material.

Mr. Myszka stated they would be removing a higher pitched gable and replacing with a narrower pitched gable.

Mr. Wallace added that that is considered removal of historic material.

Mr. Myszka stated that without changing the pitch the ceiling would be too low in the bedroom and would have a lot of wasted space.

Mr. Coath asked what siding material they plan to use.

Mr. Myszka explained that the existing is redwood cedar siding and they plan to match the new to that in material and color.

Mr. Coath asked about the windows they planned to use.

Mr. Myszka stated they would be using Marvin double hung.

Mr. Coath addressed the portion of the addition with the shed roof on the south elevation and suggested it not be in line with the existing home. He explained that it would differentiate between old and new if it were offset.

Ms. Troy asked why the gutter lines don't match up.

Mr. Myszka stated it is for differentiation.

Mr. Coath addressed new window configuration on the south elevation. He stated a center single window stacked on three lower windows looks unexpected.

Mr. Myszka explained its purpose is to let in more light.

Mr. O'Donnell asked if they plan to use three tab shingles on the addition.

Mr. Myszka responded yes.

Ms. Zurek gave an overview of the discussion listed the points mentioned:

1. Marvin Windows should be specified.
2. Shed roof line on the south elevation should be offset.
3. The single center window on south elevation should be discussed.
4. Removal of the historic material (gable) should be addressed.

Mr. O'Donnell stated that the proposed elevation looks better than the home does now. Though historic material will be removed, it will be an improvement.

Mr. Wallace asked the ARC to give their opinions of whether or not it is ok to remove the historic material.

Mr. O'Donnell, Mr. Coath, Ms. Plummer, and Mr. Julian stated the removal is acceptable.

Mr. Petersen and Ms. Troy stated they are concerned with the removal of the historic material.

Mr. Julian suggested they discuss the planned garage renovation.

Mr. O'Donnell asked Mr. Wallace for staff's opinion on garages in the front yard such as this one.

Mr. Wallace stated that staff discourages front yard placement of garages.

Mr. Julian asked the petitioner to explain the planned renovation of the garage.

Mr. Gordon explained that they plan to add an additional ten feet for another bay, refurbish it with new siding and a new roof, and possibly raise the roof if approved.

Mr. Julian asked if they plan to have windows on the garage.

Mr. Gordon explained that was not their intention.

Mr. Julian explained that they typically like to see windows on garages.

Mr. Julian asked what style door they were planning to use.

Mr. Gordon stated a carriage style door was planned.

The petitioner plans to come before the ARC on March 9th for a public hearing.

Mr. Wallace stated they should have all materials to staff by Tuesday February 28, 2006 for that meeting.

ARC 06-06 Wiersma Residence, 202 East Hillside Avenue, Historic
Petitioner: Travis Wiersma, Owner.

Mr. Wiersma comes before the ARC for a preliminary meeting with proposed plans to relocate an existing garage to a new location within the property.

Mr. Wiersma gave an overview of the plans. He would like to relocate the existing garage which faces Cook Street on the north side of the property to a more useable location on Hillside. He stated as it is now it is not useable. The garage does not have a driveway of any kind, the slab foundation has shifted about 4 inches, and the doors are not operable. They would like to relocate the garage. They also would like to replace the two existing doors with one overhead door in a similar style.

Ms. Zurek presented the staff report. Staff does not have an issue with moving the garage though there should be discussion on proper care and storage of the garage during relocation and renovation.

Mr. Julian asked the ARC if they approve the relocation of the garage.

Ms. Plummer stated she is ok with moving it but raised a question about replacing the doors.

Mr. O'Donnell suggested the doors be inspected to see if they are operational and if they could be preserved.

An inspection of the doors will be scheduled with staff as soon as possible.

Mr. Julian asked the ARC for a consensus on moving the garage.

Mr. Julian, Mr. O'Donnell, Ms. Troy, Ms. Plummer, and Mr. Petersen stated that moving the garage is acceptable.

Mr. Coath disagreed and stated he is concerned with it. He stated that it should be a last ditch effort.

Ms. Zurek stated that approval of the door removal and moving of the garage would be determined after the site visit with staff and ARC members.

Planner's Report

Mr. Wallace presented the Planner's Report.

Mr. Wallace asked the ARC for feedback on an approval that was handled administratively. The property is located at 503 South Grove and owned by Tony and Jeff Kalebic. Staff approved the removal of vinyl siding not realizing that wood siding was beneath the vinyl and would also be removed. Much of the wood siding has water damage and cannot be repaired. Mr. Kalebic has already purchased siding that was to replace what was approved for removal. Mr. Wallace asked the ARC for discussion and decision on this situation.

Mr. O'Donnell, Ms. Troy, and Mr. Petersen agreed it would be acceptable in this situation to approve the removal of the siding. Mr. Coath and Ms. Plummer were against it.

On replacement of the siding, the ARC stated it is acceptable, but would encourage exchanging the siding for a more acceptable material.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. O'Donnell seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 8:50 pm

Respectfully submitted,
Shannon Conroy
Recording Secretary

John Julian III, Chairperson
Architectural Review Commission